

Chapter 3.16

COMMUNITY DEVELOPMENT FEES

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3.16.010 **Community development fee schedule.**

| Community Development Department Fee Schedule | |
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| Application | Fee |
| Design review application | \$550.00 |
| Minor subdivision (less than 10 lots) | \$1000.00 base fee plus 100.00/lot. Base fee covers 2 staff and engineering reviews. Applicant is responsible for actual review costs after first two reviews. |
| Major subdivision (more than 10 lots) | \$2000.00 base fee plus 100.00/lot. Base fee covers 2 staff and engineering reviews. Applicant is responsible for actual review costs after first two reviews. |
| PUD subdivision | \$2000.00 base fee plus 110.00/lot. Base fee covers 2 staff and engineering reviews. Applicant is responsible for actual review costs after first two reviews. |
| Condominium plat and all other procedures subject to U.C.A. 57-8-101 <i>et seq.</i> | \$250.00 – This fee is in addition to subdivision fee |
| Records check: (documentation of prior subdivision) | \$50.00 per hour |
| Vacating or changing a recorded plat, lot consolidation, lot line adjustment (applicant initiated). Public hearing required. | \$500.00 base fee plus 100.00/lot. Base fee covers 2 staff and engineering reviews. Applicant is responsible for actual review costs after first two reviews. |
| Lot line adjustment – No planning commission hearing required | \$300.00 |
| Street vacation | \$300.00 |
| Zoning map amendment | \$1000.00 plus \$95.00 per acre or portion thereof. |
| Zoning text amendment | \$1000.00 |
| Site plan for permitted and conditional uses | \$1100.00 base fee plus the following: PUD – 50.00 per dwelling unit Multi-family residential – 25.00 per dwelling unit Commercial – 35.00/1000 sq. ft. gross floor area Office – 35.00/1000 sq. ft. gross floor area Base fee covers 2 staff and engineering reviews. Applicant is responsible for actual review costs after first two reviews. |

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| Minor site plan – Additions or enlargements (amended site plan) | 50% of base fee. Base fee covers 2 staff and engineering reviews. Applicant is responsible for actual review costs after first two reviews. |
| Sensitive lands overlay | \$500.00 base fee plus \$200.00 engineering review fee for each required geology or technical report submitted as part of application. |
| General plan land use map amendment | \$1000.00 plus \$95.00 per acre or portion thereof. |
| General plan text amendment | \$1000.00 |
| Appeal to city council (where applicable) | \$600.00 |
| Building permit review fee | \$50.00 |
| Temporary site plan | \$200.00 |
| Home occupation review fee | \$50.00 |
| Home daycare – preschool application fee | Permitted use - \$150.00 Conditional use - \$300.00 |
| Administrative determination fee | \$350.00 |
| Zoning Review Fee – Signs & Building Permits | |
| Wall signs | \$75.00 |
| Monument signs | \$150.00 |
| Appeals | \$600.00 |
| All other signs | \$100.00 |
| Zoning verification letter | \$150.00 |
| Building permit review fee - Residential | \$75.00 |
| Building permit review fee - Commercial | \$150.00 |
| Time extension application fee | 50% of base fee of previously approved application |
| Board of Adjustment | |
| Appeals | \$600.00 |
| Variance applications | \$900.00 |
| Nonconforming building or use application | \$900.00 |
| Noticing Fees | |
| All applications which require mailed noticing | Actual staff time (\$28.00 per hour) plus \$.41 per notice mailed. Noticing fee must be paid before application is considered by planning commission. |

3.16.020 Roadway fees.

The fees for roadways shall be as follows:

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| A. | Street vacation | \$300 | B. | Parks impact fee | \$450 |
| B. | Street dedication | | C. | Copies | \$.15 per page |
| | Preliminary | \$500 | | | |
| | Final | 6% of the improvement Costs | D. | Zoning ordinance | \$15 |
| C. | Road cut permits | See chart 14.16.040. Paving cut by annual plan permittee - \$.50 per square foot (\$150 minimum); paving cut by non-annual plan permittee - \$1.00 per square foot (\$250 minimum); non-paving cut by any permittee - \$.25 per square foot (\$100 minimum) | E. | Zoning maps: | |
| | | | | Color | \$25 |
| | | | | Black and white | \$15 |
| D. | Curb, gutter and sidewalk permit | \$75 | F. | Appeals | \$75 |
| E. | Road closures | \$400 per day or portion thereof | | | |
| | Full road closure – right of way 66 feet or greater | | | | |
| | Partial road closure – right of way 66 feet or greater | \$125 per day or portion thereof (No fee for single lane closure of less than four hours in duration) | | | |
| | Full road closure – right of way less than 66 feet | \$100 per day or portion thereof | | | |
| | Partial road closure – right of way less than 66 feet | \$40 per day or portion thereof (No fee for single lane closure of less than four hours in duration) | | | |

3.16.040 Waiver, modification and refund of fees.

A. Waiver Modification or Refund.
The city council may, on its own motion or otherwise, waive, modify or refund any fee imposed by this chapter as provided herein. Otherwise, all requests for waiver, modification or refund of any fee imposed by this chapter shall be submitted in writing to the director of community development, who shall then forward the request to the manager for determination as provided below.

B. Standard for Waiver, Modification or Refund of Fees Imposed by this Chapter. The manager may waive, modify or refund any fee imposed by this chapter upon a determination, in the manager's absolute discretion, that:

1. The applicant is engaged in business for solely religious, charitable or other types of strictly non-profit purposes which are tax-exempt in such activities under the laws of the United States or the state of

3.16.030 Other fees.

Fees for other applications, review processes, appeals to the city council or its designee permitted under any provision of this code, and impact shall be as follows:

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| A. | Permitted use site plan review | \$600 |
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Utah;

2. The applicant is engaged in the business specifically exempted from municipal taxation and fees by the laws of the United States or the state of Utah; or

3. There is a prevailing public interest in waiving, modifying or refunding the fees.